



WESTFIELD-WASHINGTON

ADVISORY PLAN COMMISSION

SECOND MONTHLY MEETING

May 17, 2010

1004-PUD-05

PETITION NUMBER:	1004-PUD-05	
APPROXIMATE ADDRESS:	14600 North Gray Road	
PETITIONER:	KRG Bridgewater LLC	
REPRESENTATIVE:	Joy Skidmore, KRG Bridgewater LLC	
REQUEST:	Amendment to Section 14 of The Bridgewater PUD; modifying standards regarding signage for the Bridgewater Marketplace.	
CURRENT ZONING:	Bridgewater PUD	
STAFF REVIEWER:	Ryan Schafer	
ZONING HISTORY:	0607-PUD-08	Amended and Restated Bridgewater PUD Ordinance (Ord. 06-49)
	0908-PUD-04	Amendment to allow transitional health care uses (Ord. 09-17)
	1001-PUD-02	Amendment to development standards for Parcel M4 (Ord. 10-01)
	1003-PUD-04	Amendment to development standards for Parcel J (Ord. 10-05)
EXHIBITS:	<ol style="list-style-type: none">1. Staff Report2. Aerial Location Map3. TAC Letter4. Petitioner's Proposal	

PETITION HISTORY

This petition was introduced at the April 7, 2010 City Council meeting. It was reviewed at the March 23, 2010 Technical Advisory Committee meeting, and it received a public hearing at the April 19, 2010 Advisory Plan Commission (the "APC") meeting. It was considered at the May 3, 2010 Advisory Plan Commission meeting. It is scheduled to receive a recommendation from the APC at the May 17, 2010 meeting. This report will refer to the May 17, 2010 Advisory Plan Commission meeting as the "Second Monthly Meeting".

PROCEDURAL

- The primary purpose of the Second Monthly Meeting is to take action on matters that have received a public hearing at a previous APC meeting. The APC may hear additional public comment at the APC President's discretion, or by a majority of the APC members present.
- The recommendation of approval from the APC to the City Council may be made at the May 17, 2010 APC meeting.



PROJECT DESCRIPTION

The subject property is approximately eight (8) acres in size and is generally located at 14600 North Gray Road (the "Property"). The amendment proposal includes a new subsection (Subsection I within Section 14) and modifications to Section 14-C which include the addition of Multi-Tenant Panel Signs on monument structures (Entrance Multi-Tenant Panel Signs) and the Property's clock tower feature (Clock Tower Multi-Tenant Panel Signs) at the northwest intersection of Gray Road and 146th Street. Multi-Tenant Panel Signs will not be internally illuminated, per Bridgewater PUD (the "PUD") standards. The Multi-Tenant Panel Signs will be placed on a limestone-colored backer board. The amendment proposal defines both "Entrance Multi-Tenant Panel Signs" and "Clock Tower Multi-Tenant Panel Signs".

The proposal calls for each Multi-Tenant Panel Sign to have a maximum tenant sign area of 30 square feet per side, not including the "City of Westfield" and "Bridgewater Marketplace" signage. It calls for the Clock Tower Multi-Tenant Panel Signs to be located away from the central clock tower feature, totaling 30 square feet of tenant signage, not including the "City of Westfield" and "Bridgewater Marketplace" signage. The total maximum allowable tenant signage proposed is 150 square feet (counting both sides of the Entrance Multi-Tenant Panel Signs). The City's Zoning Ordinance would allow a commercial center of this size a total of 240 square feet of tenant signage on a monument sign (counting both sides of the sign). Note that the name of the commercial center does not count against the total allotment in this proposal, but it would count using the City's sign standards.

Since the May 3, 2010 APC meeting, the petitioner has submitted revised renderings of the proposed sign structures. These exhibits are properly referenced in the text of the amendment, and they properly depict the size and placement of the tenant signs, the city and center identification signs. They also show the proposed location of the Clock Tower Multi-Tenant Panel Signs in relation to the clock tower feature.

PUBLIC POLICIES

Comprehensive Plan-Feb 2007

The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the Property as Local Commercial. The existing use of the Property is consistent with the Comprehensive Plan.

Thoroughfare Plan-Feb 2007

The Thoroughfare Plan roadway classification map identifies Gray Road as a "Secondary Arterial" and 146th Street as "Primary Arterial 2".

Parks & Recreation Master Plan-Dec 2007

The Westfield Parks & Recreation Master Plan focuses on the build-out and development of the community's existing parks and trail systems. The Property is not within or adjacent to an existing park or trail. The proposed amendment will not affect any current trail paths or parks.



Water & Sewer System-Aug 2005

The Property is currently served by water and sewer lines.

Annexation

The Property is within the corporate boundaries of the City of Westfield.

Well Head Protection-Ord. 05-31

The Property is not within a wellhead protection area.

INDIANA CODE

IC 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.

The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan identifies the Property as Local Commercial. The existing use of the Property is consistent with the Comprehensive Plan.

2. Current conditions and the character of current structures and uses.

The Property is being used for commercial purposes; a few of the commercial out-lots nearest Gray Road are undeveloped. The Property is located in the Bridgewater PUD and is zoned for commercial use.

3. The most desirable use for which the land is adapted.

The Comprehensive Plan established that Local Commercial development is appropriate for this area. The Bridgewater PUD allows for the existing commercial development.

4. The conservation of property values throughout the jurisdiction.

It is anticipated that the proposed amendment will have no impact on surrounding property values.

5. Responsible growth and development.

It is likely that proposed amendment will have a positive impact on the development of this commercial site. It is anticipated that tenant signs will attract customers in the near-term and grow the development site in the long-term.



PROCESS REQUIREMENTS

<u>Required Submittals</u>	<u>Original</u>	<u>Amended</u>	<u>Status</u>
Application	03/02/10	-	Completed
Fees	03/02/10	-	Paid
Legal Description	03/02/10	-	Submitted
Consent Form	NA	-	NA
PUD Ordinance Amendment	03/02/10	05/11/10	Submitted

<u>Required Procedure</u>	<u>Original</u>	<u>Status</u>
Pre-Filing Conference	02/24/10	Completed
Notice - Sign on site	04/01/10	Completed
Notice – Newspaper	04/09/10	Completed
Notice – Mail	04/01/10	Completed

STAFF RECOMMENDATIONS

If the APC feels that the changes to the proposal are adequate, forward this petition to City Council with a positive recommendation.

RAS